



Monthly Rental Of £895

15 Almond Drive, Ellesmere, SY12 9PS

 3 Bedrooms

 1 Bathroom

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General Remarks

Three-Bedroom Semi-Detached House
Enclosed Rear Garden
Off Road Parking
Council Tax Band 'C' EPC Rating 83|B
Holding Deposit £206.00 Deposit £1,032.00
Sorry No Pets

Accommodation

Three-bedroom semi-detached house situated in a popular residential development within walking distance of Ellesmere Town Centre boasting a range of local amenities.

Location: The property enjoys a convenient location in the North Shropshire lakeside town of Ellesmere, within walking distance of an excellent range of local retail shops and amenities as well as larger supermarket stores. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network beyond and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

Entrance Hall: Radiator.

Cloakroom: Wash hand basin, low level w.c., radiator, extractor fan.

Kitchen: Range of matching wall cupboards and base units with worktop surface above. Stainless steel sink unit and drainer, built-in fan assisted electric oven with gas hob and cooker hood above. Housing for integrated refrigerator/freezer. Space and plumbing for washing machine and dishwasher, radiator.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Living/Dining Room: Open plan living and dining space with double french doors to the rear garden. TV aerial and telephone point.

First Floor Landing Area: Built-in storage cupboard.

Bedroom 1: Mirror sliding door fitted wardrobes, radiator.

Bedroom 2: Radiator.

Bedroom 3: Radiator.

Bathroom: White bathroom suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level w.c. heated towel, shaver point, extractor fan, radiator.

Outside: The front of the property is open plan with a lawned area and drive providing parking and access to the enclosed rear garden. The enclosed rear garden is mainly laid to lawn with a small patio area. Outside tap.

Tenure: We are informed that the property is freehold.

Council Tax Band 'C' EPC Rating 83|B

Holding Deposit £206.00

Deposit £1,032.00

Directions: From the Agents office in The Square proceed along Cross Street to the roundabout and take the first left. Proceed along Willow Street taking the 2nd right turning onto Trimpley Street. Proceed along this road passing the local primary school, take your first left into 'Cherry Drive' and then your 6th right into Almond Drive, after a short distance the property can be identified by the agents 'For Let' board.

Viewing Information: For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Agent Note: The photographs in the brochure are not current and were taken in December 2022.





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